

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 20, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-20482 - APPLICANT/OWNER: FIRST CHRISTIAN CHURCH

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-20481) to a P-F (Public Facility) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. Conformance to the Conditions of Approval of Site Development Plan Review (SDR-20483) is required.

Public Works

4. Submit a Petition of Vacation for the excess right-of-way along the east side of this site and the southern 10 feet of Mesquite Avenue adjacent to the entire legal parcel.
5. Dedicate a 25-foot radius and grant a traffic chord easement on the southeast corner of Rancho Drive and Mesquite Avenue prior to the issuance of any permits. This dedication shall not be enforced if the applicant submits information acceptable to Staff that shows existing permanent structures located within the area being requested for dedication.
6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Pan driveways are acceptable.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of

neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for Rezoning from R-1 (Single Family Residential) to C-V (Civic) at 101 South Rancho Road. Companion applications are a request for a General Plan Amendment (GPA-20481) from L (Low Density Residential) to PF (Public Facilities) and a Site Development Plan Review (SDR-20483) for a Community Recreation Facility (Public). An existing church will remain on the subject site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/10/05	A Variance (VAR-5713) to allow an existing sign to be raised to 13 feet where the maximum height allowed is 8 feet was withdrawn without prejudice at the Planning Commission Meeting. Staff recommended denial.
06/08/06	A Site Development Plan Review (SDR-13284) for an Outdoor Recreational Facility was pulled prior to the Planning Commission Meeting as the proposed use required a General Plan Amendment and Rezoning.
04/26/07	The Planning Commission held this application, as well as a companion General Plan Amendment (GPA-20481) and Site Development Plan Review (SDR-20483) in abeyance at the applicant's request in order to resolve traffic calming issues on Mesquite Avenue.
05/10/07	<p>The Planning Commission recommended approval of companion items GPA-20481 and SDR-20483 concurrently with this application.</p> <p>The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #23/rl).</p>
<i>Related Building Permits/Business Licenses</i>	
08/01/84	Active Business License N15-0239-01306 issued on the subject site to First Christian Child Care for Child Care and Pre-school.
11/18/04	A Building Permit under plan check number L-3955-04 was issued for a sign on the subject site.
<i>Pre-Application Meeting</i>	
02/05/07	A pre-application meeting was held to discuss this application and the applicant was informed of the submittal requirements. The applicant was further informed regarding the neighborhood meeting requirements associated with the companion request for a General Plan Amendment.
<i>Neighborhood Meeting</i>	
03/29/07	A neighborhood meeting was held at the First Christian Church Fellowship Hall at 101 South Rancho.

Field Check	
03/22/07	A field check was conducted to confirm conditions on the subject site, including parking, landscaping and existing structures and uses, as well as the adjacent traffic calming devices.

Details of Application Request				
Site Area				
Gross Acres	4.81			
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning	
Subject Property	Church/House of Worship	L (Low Density Residential)	R-1 (Single-Family Residential)	
North	Undeveloped, Non-profit organization	PF (Public Facilities) O (Office)	C-V (Civic) R-1 (Single-Family Residential) under Resolution of Intent to O (Office)	
South	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)	
East	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)	
West	Single-Family Residential	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units Per Acre)	
Special Districts/Zones		Yes	No	Compliance
Special Area Plan			X	NA
Special Districts/Zones		Yes	No	Compliance
Special Purpose and Overlay Districts				
A-O Airport Overlay District - 140 Feet		X		Y
Trails		X		Y
Rural Preservation Overlay District			X	NA
Development Impact Notification Assessment			X	NA
Project of Regional Significance			X	NA

- Airport Overlay**

The proposed Community Recreation Facility (Public) includes no structures that are of sufficient height to cause any impact on the airport overlay district.

- **Trail**

A Pedestrian Path alignment is designate along the east side of Rancho Drive, adjacent to the proposed development. A Pedestrian Path is a dedicated route for pedestrians and other trail users proposed for rights-of-way in developed areas where enough right-of-way to accommodate a multi-use trail cross section requirement is not available. The proposed development is on the opposite side of the subject site and will not negatively impact the designated Pedestrian Path.

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the development standards in the C-V (Civic) zone, including parking and landscaping requirements, are established by the Site Development Plan review.

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	203,429 SF
Min. Lot Width	243 Feet
Min. Setbacks <ul style="list-style-type: none">• Front• Side• Corner• Rear	75 Feet 15 Feet 38 Feet 15 Feet
Min. Distance Between Buildings	27.5 Feet
Max. Building Height	16 Feet
Trash Enclosure	83.28 Feet
Mech. Equipment	Screened

Pursuant to Title 19.06, landscaping standards in the C-V (Civic) zone are to be established by the approval of a Rezoning or Site Development Plan Review.

The proposed Landscape Plan will include 56 trees of a minimum size twenty-four inch box. This includes seven trees along seven along the Mesquite Avenue frontage, where six would be required in a standard zoning district. Also, 13 trees will be located along the southern property line and 13 will be located along the eastern property line where twelve trees would be required along each property line in a standard zoning district. In addition, 456 five-gallon shrubs, 142 one-gallon shrubs and 52 landscape boulders will be planted or placed on the site.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Church	100 Seats	1 space per four seats	25	NA		NA	
Community Recreation Facility	1,200 square feet of gross floor space	1 space per 200 square feet	6	NA		NA	
SubTotal			31	NA	110	NA	
TOTAL (including handicap)			31		110		Y*

* Five handicapped accessible parking spaces including one van accessible space will be required as a condition of approval.

ANALYSIS

The subject site is currently zoned R-1 (Single-Family Residential) within the L (Low Density Residential) General Plan Land Use Designation. A companion General Plan Amendment (GPA-20481) seeks to change the designation from L (Low Density Residential) to PF (Public Facilities) while this application for Rezoning will change the subject site from R-1 (Single-Family Residential) to C-V (Civic).

A companion Site Development Plan Review (SDR-20483) for a Community Recreation (Public) use will be considered with this application and the General Plan Amendment. The Community Recreation (Public) use is permitted in the C-V zone which is further consistent with the P-F General Plan designation. Development standards for the C-V zone are determined by the Rezoning and Site Development Plan Review process. This application, if approved, will satisfy this requirement.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The proposed rezoning is consistent with the proposed General Plan land use designation for the site, which is PF (Public Facilities). In addition, the proposed use supplements the goals of the Parks Element of the Las Vegas 2020 Master Plan, by providing a Community Recreational Facility within the established urban area.

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

The proposed use will be consistent with the adjacent church and Masonic Lodge and will provide an appropriate buffer to the adjacent residential uses.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

The proposed Community Recreational Facility will serve a unique segment of the city’s population, and will fulfill a need that is unmet by the existing city parks.

4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

The location of the subject site in proximity to the Rancho Drive interchange of U.S. 95 makes the location convenient for residents throughout the city. Special care was taken to minimize the impact of this development on Mesquite Avenue and to preserve all existing traffic calming devices.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 412 by Planning Department

APPROVALS 0

PROTESTS 0